

DEVELOPMENT SERVICES CENTER
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Las Vegas GROWTH WATCH

1905 - 2005 CENTENNIAL YEAR

Southern Nevada Public Lands Management Act Round 6 Update

Under the Southern Nevada Public Lands Management Act (SNPLMA), the city applies for money to build parks and trails. The latest submittal of projects will have a profound and lasting impact on the quality of life for Las Vegas citizens for decades. The first step in the process is a presentation to a subcommittee

that ranks the projects. Following this process, the city scored 10 of the top 20 projects. Pending final approval from the Secretary of the Department of Interior, these 10 projects will provide the city with \$70 million in funds for the development of parks and trails in mature areas of the city, rehabilitation of Lorenzi, Freedom and Jaycee parks, and four pedestrian safety crossings on two of the city's major trail corridors. The total budget for all Round 6 projects in Clark County is projected to be just over \$200 million.

Following is a brief summary of the projects that were approved:

Freedom Park is a 71-acre park that was constructed in 1972. It is the largest park within Ward 3. The special events area will be reconfigured to allow new amenities to be constructed, such as an in-ground skate park, walk/jog path, shade structures, dog park, public art



Pedestrian walks along a portion of trail paralleling the 215-Beltway.

feature, access paths, security lighting and additional parking.

The 215 Beltway Trail segments project is an inter-jurisdictional effort encompassing trail alignments within the entire extent of the beltway right-of-way. The trail path will generally consist of a ten-foot wide paved area with amenities to include benches, shade structures and water fountains.

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City of Las Vegas • Planning and Development

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The Lorenzi Park renovation includes, but is not limited to, moving/upgrading field lighting on the softball fields, reconfiguring and expanding basketball courts, special events area, playground area and parking lots, refurbishing the lake/irrigation reservoir and installing security lighting.

The Jaycee Park renovation includes the removal of one baseball field and reconfiguration of the existing soccer field and softball field to allow both venues to be used simultaneously, relocation and expansion of the parking lot and dog park, reconfiguring the walk/jog path, bocce and shuffleboard courts, upgrading of playground equipment and decking and installation of drought tolerant landscaping.

The Sandhill/Owens Park and Trailhead project will provide for acquisition of approximately 4.91 acres of land for development of a neighborhood park and trailhead facility. This site is adjacent to a 4.06-acre parcel owned by the city and proposed for SNPLMA Round 6 funding for development of a park and trailhead. Combined, these two sites will create an 8.97-acre park and trailhead. Situated on the Las Vegas Wash Trail, this project is in an area identified on the Las Vegas 2020 Master Plan as critically deficient in neighborhood parks.

The Las Vegas Wash Trail Pedestrian Bridges project includes construction of pedestrian overpasses to allow for the uninterrupted flow of pedestrian and bicycle movement along the Las Vegas Wash recreational trail, separate from vehicular traffic. The Las Vegas Wash Trail is an existing project currently funded through SNPLMA.



A good example of where the recreational trail segment is separated from traffic is this new section of the Lone Mountain Trail where a pedestrian overpass (shown above) was constructed over the 215 Beltway to connect equestrian, pedestrian and bicycle traffic with the street level trail path (shown below).



The Lone Mountain Trail Pedestrian Bridges project includes construction of grade separation structures, or pedestrian bridges, to allow for the uninterrupted flow of pedestrian and bicycle movement along the Lone Mountain transportation trail, separate from the vehicular traffic. The Lone Mountain Trail is an existing project currently funded through SNPLMA.

The 8.7-mile Lone Mountain Trail is a major link in the emerging regional trails system. This project was originally approved in Round 3 (2001-2002). The project is in the 90% design phase. However, engineering issues have arisen during the design process that have necessitated improvements not originally considered. This request will provide for those improvements and allow the trail to achieve its desired level of functionality.

The 2.6-mile Las Vegas Wash Trail was approved as Round 3 project number LV05 and is a major link in the emerging regional trails system. The trail will serve as the valley-wide connector to the Las Vegas Wetlands Park and the Lake Mead National Recreational Area. Issues arising during the design process have necessitated improvements not originally considered. This request will provide additional funding for those improvements and allow the trail to achieve its desired level of functionality.

This latest submittal represents the sixth round of projects presented to the Bureau of Land Management for funding. The city has a total of 18 projects that have been approved thus far, bringing \$133 million to the community for the development of parks and trails. All together, the land sales under the SNPLMA program have generated more than \$1.2 billion. The money is being spent on acquisition of environmentally sensitive lands across Nevada; restoration of Lake Tahoe; capital improvements at Lake Mead, Red Rock National Conservation Area and other federal areas within Nevada; the building of schools; water resources; a multi-species habitat conservation plan; and the development of parks, trails and natural areas in Clark County.



Looking southeast down the Cedar Floodway toward what will become a connector for the future Sandhill/Owens Trail, and ultimately, to the Las Vegas Wash Trail system.



For more information, contact the Comprehensive Planning Division at 229-6022.

KYLE CANYON GATEWAY UPDATE

The Las Vegas area faces the challenge of an insatiable demand for growth, coupled with rapidly declining resources and strained infrastructure. However, through the Kyle Canyon Gateway development plan, the city of Las Vegas aims to create a model for development that would effectively extend the window during which further growth remains feasible. In short, the project is an opportunity to move towards a methodology for sustainable development.

The city of Las Vegas nominated approximately 1,710 acres of land located 17 miles north and east of the Las Vegas strip, at the junction of U.S. 95 and Kyle Canyon Road (State Road 157), for disposal at the February 2005 Bureau of Land Management (BLM) land auction. At the auction, Focus Property Group purchased the Kyle Canyon Gateway (KCG) site for \$510 million (\$187 million more than the appraised value established by the BLM), which is approximately



Current pristine view of the Sheep Mountains from the lower Kyle Canyon Road and U.S. 95 area.



An example of how the required water-smart landscaping can be incorporated in the Kyle Canyon Gateway development.

\$298,000 per acre. By comparison, 59 other parcels totaling 571 acres sold at the same auction generated \$89.965 million, or about \$158,000 an acre. As a further comparison, at an auction held in June 2004, a 1,940-acre parcel located in Henderson sold for \$557 million, which is approximately \$287,000 per acre.

As the purchaser of the KCG site, Focus Property Group made a down payment of 20 percent of the sale price, with the full payment to the BLM due within 180 days.

The city of Las Vegas has been preparing for the sale of the KCG site since August 2003. At that time, an informational open house was held at the Mountain Crest Neighborhood Center, where residents and other stakeholders discussed plan considerations with representatives from the city and provided input for the project. As a result of this meeting, the city of Las Vegas invited Rocky Mountain Institute to conduct a design charrette with current and potential stakeholders of the project

on November 6 and 7, 2003. The participants of the charrette concluded that development within the KCG area should emphasize concepts for a "sustainable community," including an energy master plan, adequate infrastructure, site planning of housing and commercial buildings, green design principles, and conservation of land and water systems. In response, the staff of the Planning and Development Department prepared a scoping document that detailed the city's vision for Kyle Canyon Gateway, with an emphasis on sustainability and "green" building concepts. Additionally, on December 1, the City Council enacted a resolution to provide notice of the city's expectations for development within the Kyle Canyon Gateway area, including anticipated requirements for dedication and improvements.

It is the city's intention that this resolution will be implemented through the development agreement to be executed between the city of Las Vegas and Focus Commercial Group.

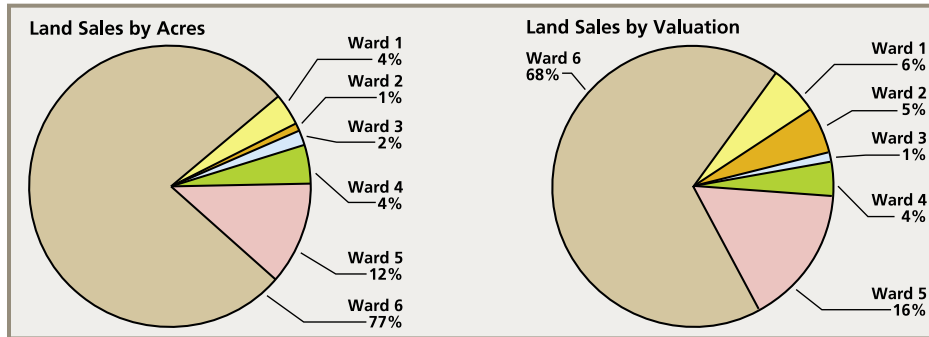


Conservation efforts based on existing successes will allow for many amenities.



Volunteers help demonstrate pride in community.

THE NEW AND IMPROVED LAS VEGAS DEVELOPMENT REPORT



Updated charts and graphs clearly illustrate the new data.

The third quarter of the Las Vegas Development Report (LVDR) is available and marks its first full year with a new layout. Each section provides maps and charts breaking down location, size and dollar valuation of projects in different phases of the planning process. The Land Sales section shows where in the valley land is being bought, as well as the size and price per acre. Planned Projects provides information about city of Las

Vegas projects that are currently being reviewed. The projects are broken down into commercial, residential and public categories. Permitted Projects depict projects currently under construction, broken down by council ward and Completed Projects has information about projects open for business.

Several improvements have been made to the LVDR since the publication began two years ago. A

separate category for sales in excess of \$1 million per acre has been added to the Land Sales map, shown by a yellow triangle. More mixed-use projects are being developed and are shown on the Planned Projects Map by a purple star.

A new section, Business Licenses, shows the type of new businesses opening up in the city of Las Vegas. The report breaks down a wide range of industries into eight categories defined by the North American Industry Classification System (NAICS).

The third quarter report now includes a year-to-date summary using all data from the previous quarters except the Land Sale category, which lags one quarter.

To remain up-to-date on our valley's growth and development, the Las Vegas Development Report is an excellent tool. The report is available in hard copy or on a CD at the front counter of the Development Services Center, 731 S. Fourth Street, Las Vegas, Nevada. It is also posted on the city's web site at: http://www.lasvegasnevada.gov/_textfile/5764_5779.htm

LONG-RANGE PLANNING

RESOLUTION OF INTENT

Before the City Council adopts an ordinance to effectuate a rezoning, the members must adopt a Resolution of Intent (ROI) to reflect their approval of the rezoning. Such a Resolution of Intent authorizes the applicant to proceed with the process to develop and/or

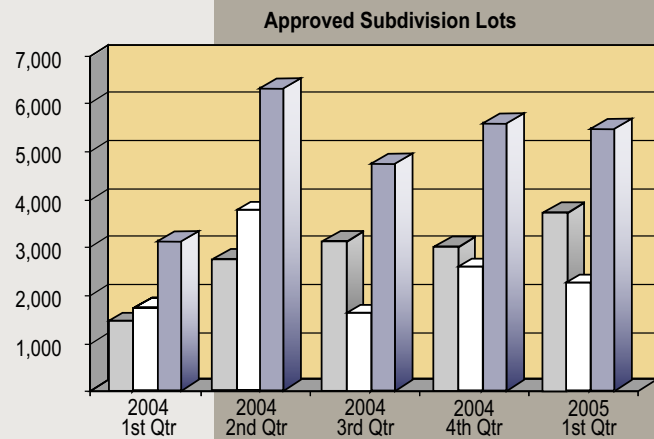
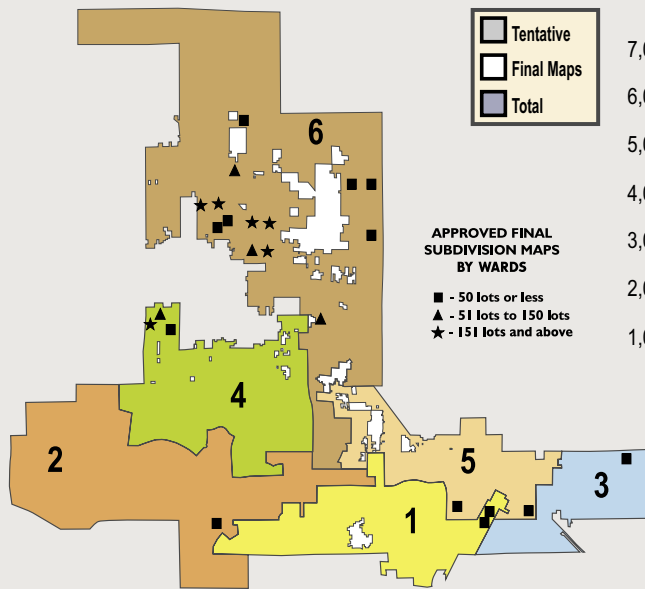
use the property in conformance with the conditions of approval of the associated rezoning application, the development and design standards and procedures of all city departments, and all requirements and provisions of the city of Las Vegas Municipal Code.

Twice a year, staff of the Planning and Development Department review all open ROIs to see if any are eligible for adoption of a rezoning ordinance in which the zoning classification is formalized. This review may include an examination of aerial photos and field checks to determine compliance with the conditions, standards and requirements as previously mentioned.

Those parcels that are determined to be in compliance are packaged together for consideration at a City Council meeting in which the council may adopt a rezoning ordinance where the zoning classifications of the respective parcels are formalized.



An ROI authorizes the applicant to proceed with development or use of a property in conformance with specified conditions.



Source: city of Las Vegas

Approved Subdivision Lots			
	Tentative Maps	Final Maps	Total
1st Qtr - 2004	2,558	3,645	6,203
2nd Qtr - 2004	2,952	1,521	4,473
3rd Qtr - 2004	2,892	2,341	5,233
4th Qtr - 2004	3,365	2,270	5,635
1st Qtr - 2005	3,592	1,972	5,564
% Chg Last Qtr.	6.7	-13.1	-1.3
% Chg Last Year	40.4	-45.9	-10.3

Leading Economic Indicators For Clark County

"The March Southern Nevada Index of Leading Indicators declined, largely a result of a marked slowdown in permitting activity. Still, a one-month shift in the volatile permitting series, however, does not establish a trend. Indeed, some cooling in the heated housing market signals a welcomed return to more ordinary conditions. Otherwise, tourism generally posted expansion over the previous month and in comparison with year-ago change.

As such, the drop in the forward-looking construction series outweighed near-term tourism indicators. All in all, the SNILI continues its upward trend in line with the U.S. outlook."

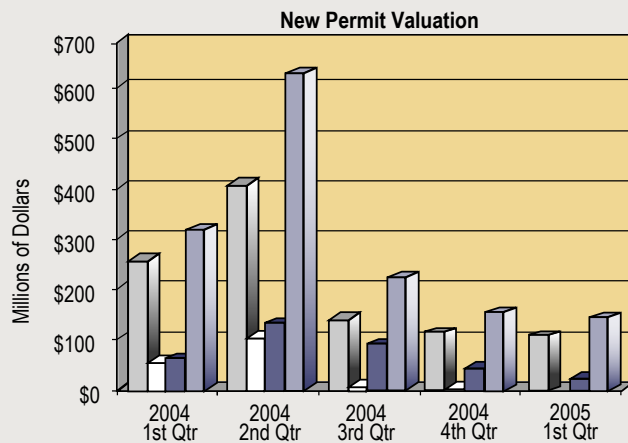
Source: UNLV Center for Business and Economic Research

Leading Economic Indicators						
CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Jan-05	#Units Permitted	2,139	-7.87%	-31.40%	-0.009%
Valuation	Jan-05	Dollars	\$291,982,035	-23.67%	-12.34%	0.005%
COMMERCIAL BUILDING						
Permits	Jan-05	#Units Permitted	89	-35.51%	-34.07%	0.042%
Valuation	Jan-05	Dollars	\$53,806,824	-33.89%	-49.16%	-0.002%
TAXABLE SALES	Jan-05	Dollars	\$2,413,751,701	-22.24%	10.77%	-0.153%
McCARRAN AIRPORT	Jan-05	Passengers Enplaned/Deplaned	3,271,627	-1.36%	9.80%	-0.004%
GALLONS OF GASOLINE	Jan-05	Thousands of Gallons	61,868,404	0.06%	6.07%	0.078%
GROSS GAMING Revenue	Jan-05	Dollars	\$793,103,548	11.72%	6.04%	-0.046%
CONVENTIONS						
Visitors	Jan-05	People	3,048,045	6.71%	-0.21%	-0.054%
Attendance	Jan-05	People	931,769	556.39%	13.03%	-0.019%
OVERALL CHANGE *	Mar-05		130.02	-0.16%	0.61%	-0.16%

* The index is a six month forecast (July, 2005) from the month of the data (January, 2005) and four months from the month of the series (March, 2005).

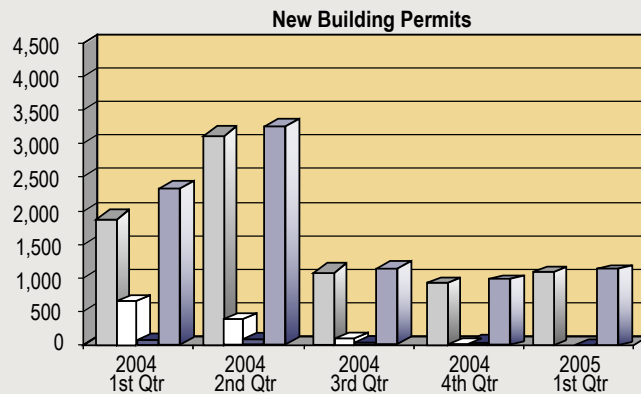
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Source: UNLV Center for Business and Economic Research

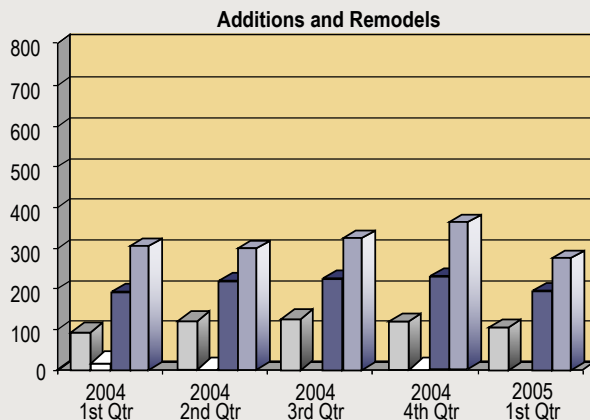


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2004	\$236,567,086	\$38,637,924	\$54,744,509	\$329,949,519
2nd Qtr - 2004	\$394,595,953	\$101,228,182	\$131,697,937	\$627,522,072
3rd Qtr - 2004	\$131,451,218	\$6,030,318	\$76,061,730	\$213,543,266
4th Qtr - 2004	\$107,123,147	\$843,710	\$57,191,934	\$165,158,791
1st Qtr - 2005	\$106,829,564	-	\$29,686,711	\$136,516,275
% Chg Last Qtr.	-0.3	-100.0	-48.1	-17.3
% Chg Last Year	-54.8	-100.0	-45.8	-58.6

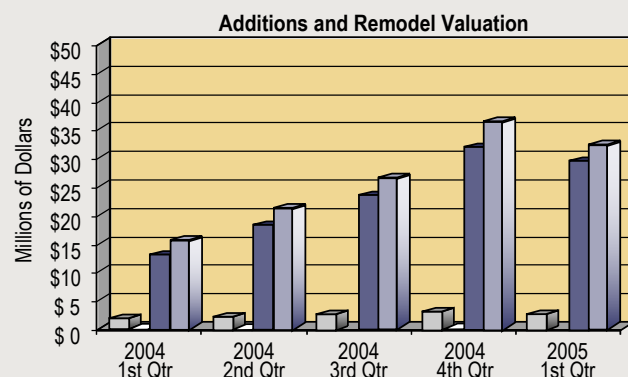
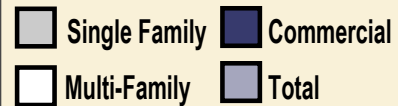
Source: city of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2004	1,704	514	52	2,270
2nd Qtr - 2004	2,914	211	55	3,180
3rd Qtr - 2004	865	83	64	1,012
4th Qtr - 2004	715	12	51	778
1st Qtr - 2005	977	-	27	1,004
% Chg Last Qtr.	36.6	-100.0	-47.1	29.0
% Chg Last Year	-42.7	-100.0	-48.1	-55.8



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2004	97	4	202	303
2nd Qtr - 2004	106	-	206	312
3rd Qtr - 2004	137	3	228	368
4th Qtr - 2004	128	-	222	350
1st Qtr - 2005	91	-	178	269
% Chg Last Qtr.	-28.9	0.0	-19.8	-23.1
% Chg Last Year	-6.2	-100.0	-11.9	-11.2



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2004	\$1,812,896	\$51,200	\$18,556,114	\$20,420,210
2nd Qtr - 2004	\$2,117,765	\$-	\$23,528,417	\$25,646,182
3rd Qtr - 2004	\$2,353,151	\$63,000	\$31,956,974	\$34,373,125
4th Qtr - 2004	\$3,123,999	\$-	\$32,895,097	\$36,019,096
1st Qtr - 2005	\$2,317,013	-	\$28,126,320	\$30,443,333
% Chg Last Qtr.	-25.8	0.0	-14.5	-15.5
% Chg Last Year	27.8	-100.0	51.6	49.1

LOIS TARKANIAN, PH.D. LAS VEGAS CITY COUNCILWOMAN



Dr. Lois Tarkanian continues to contribute to the community through her professionalism, which she brings to her new role as councilwoman.

Lois Tarkanian was sworn into office as the Las Vegas city councilwoman representing Ward 1 on February 2, 2005.

Dr. Tarkanian holds a B.A. in education, a M.A. in speech pathology, and a Ph.D. in leadership and human behavior. Prior to serving on the City Council, she served for 12 years as a member of the Clark County Board of School Trustees.

As an educator, she held positions as a classroom teacher, a speech pathologist, principal, central office administrator and Nevada Community College and California State University instructor. In private practice she founded Oralingua, the first private day school for deaf children in California, and also initiated Nevada's first full inclusion program for deaf children in the demonstration pre-school at the Community College of Southern Nevada. She also held national clinical certification in speech pathology,

language, and audiology and did clinical work with autistic, deaf and aphasic children.

She currently serves as a board member for Catholic Charities, Clark County Public Education Foundation, FACT - Family and Child Treatment Center for Abused Children, Help Them Walk Again Foundation, Nevada PEP, TEACH - Chairwoman of the advisory committee for the Teacher Education Academy at Clark High School, Straight From the Streets, and the Oralingua School for the Hearing Impaired.

Dr. Tarkanian has received many honors including Citizen of the Year by FACT, Citizen of the Year by Westcare, Friend of Education by the Nevada State Education Association, Humanitarian of the Year by Catholic Community Services, Distinguished Woman of Nevada and is a recipient of the Nevada Woman Silver Heart Award, to name a few.

For more than 30 years Dr. Tarkanian has been an advocate for the rights and education of children with handicaps in Las Vegas. She has also worked to improve our public schools by focusing on curriculum development, technology and foreign languages. As a city councilwoman, her first order of business is to get more people involved in the decision making process, to meet the needs of her constituents, to set up community action committees and to focus on safety. Dr. Tarkanian serves on the city of Las Vegas Real Estate Committee and the Yucca Mountain Nuclear Repository Committee.

Dr. Tarkanian has been married to former UNLV basketball coach Jerry Tarkanian for 48 years. She has four children and 10 grandchildren.



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Councilwoman Lois Tarkanian, Ward 1

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